



## 1 Chendre Road, Manchester M9

- FREEHOLD
- BEAUTIFULLY LANDSCAPED REAR GARDEN
  - OFF ROAD PARKING
- CLOSE TO SCHOOLS, PARKS & TRANSPORT LINKS
  - EPC RATED C
- SOUGHT AFTER LOCATION IN BLACKLEY
  - IDEAL FOR FIRST TIME BUYERS
  - RENOVATED TO A HIGH STANDARD
    - SPACIOUS REAR GARDEN
    - COUNCIL TAX BAND B

**Offers Over £270,000**

**HUNTERS®**  
HERE TO GET *you* THERE

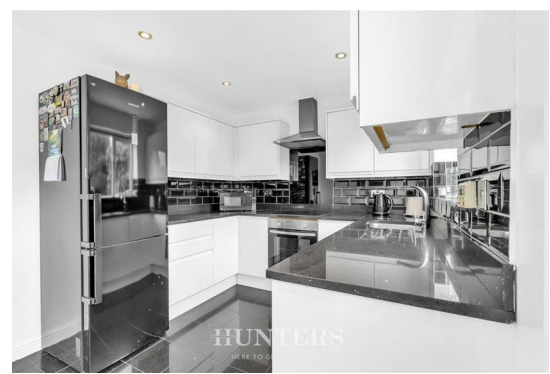
**FREEHOLD.** Located on Chendre Road in the popular area of Blackley, Manchester, this beautifully renovated semi-detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

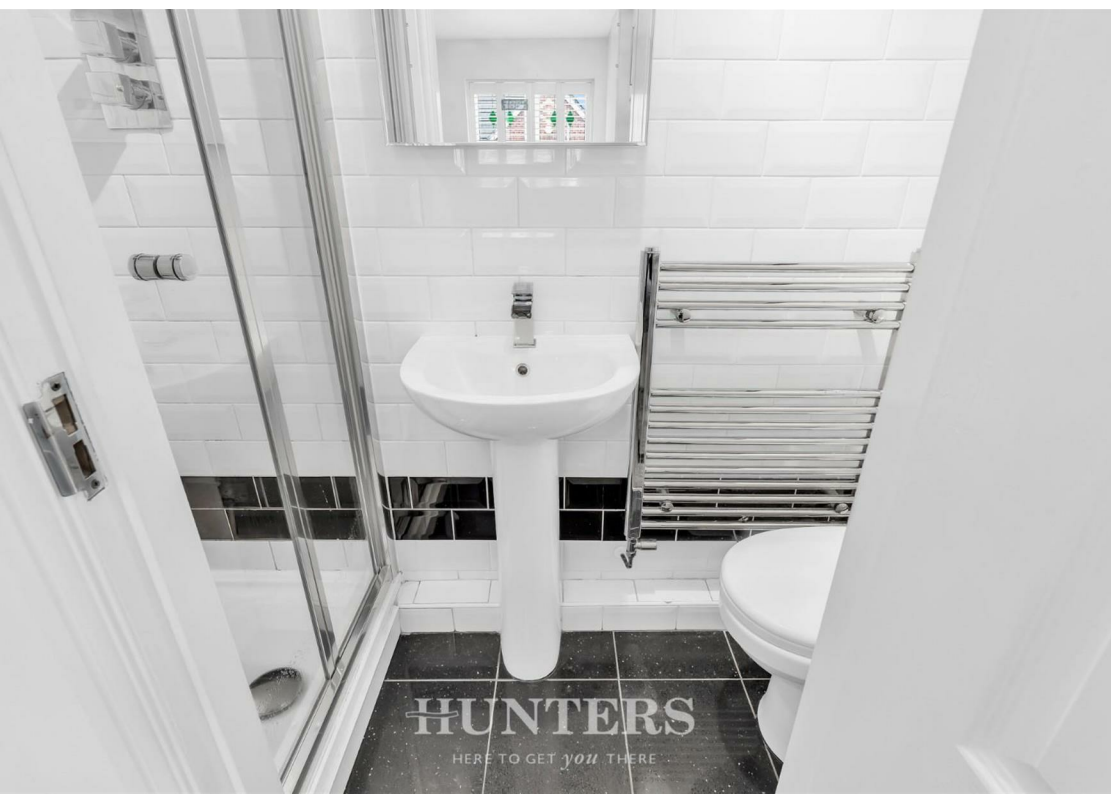
One of the standout features of this home is the spacious rear garden, which has been meticulously maintained, offering a delightful outdoor space for children to play or for hosting summer gatherings. The property also boasts a driveway that accommodates multiple cars, ensuring convenience for residents and visitors alike.

Situated in a popular location, this home is conveniently close to a variety of schools, local amenities, and excellent transport links that provide easy access to Manchester City Centre. This makes it an ideal choice for those who appreciate both tranquillity and the hustle and bustle of city life.

Having been renovated to a high standard, this property combines contemporary design with practical living, making it a must-see for anyone looking to settle in this popular area. Don't miss the opportunity to make this charming house your new home.

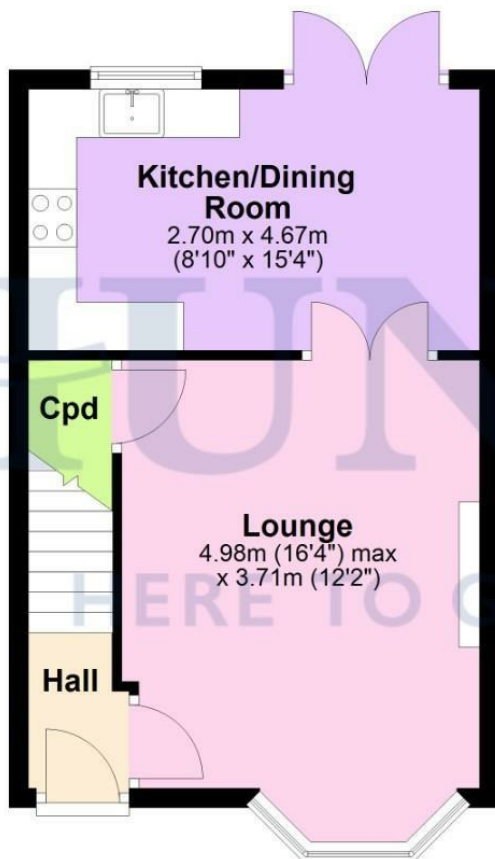
Tenure: Freehold  
EPC Rated: C  
Council tax band: B





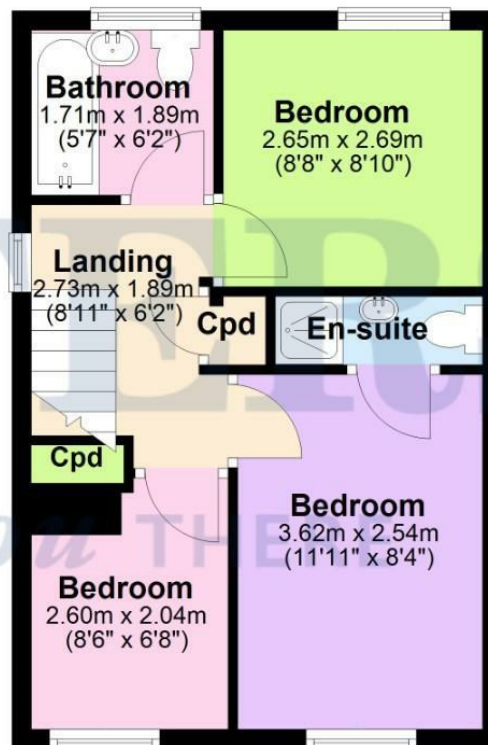
## Ground Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



## First Floor

Approx. 33.7 sq. metres (362.5 sq. feet)



Total area: approx. 67.7 sq. metres (729.2 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.  
Plan produced using PlanUp.

## Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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